



330 West Church Street
PO Box 9005 • Drawer GM03
Bartow, Florida 33831-9005

PHONE: 863-534-6792
FAX: 863-534-6407
www.polk-county.net

LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: December 8, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for December 22, 2016**

The Development Review Committee will meet on **Thursday, December 22, 2016 in the Land Development Division (Planning Conference Room 2nd Floor)**

Level 1 Pre-Application requests will start at 8:30 A.M.

Please bring all case files and pertinent information on the cases listed in the attached agenda to the meeting.

If you have any questions, please contact my office at (863) 534-6792.

MC/ms

LEVEL 1 APPLICATIONS

PRE-APPLICATION

- 1.) NEW TAMPA HWY
MORDECHAI GELBHAUER
(732)814-5555 x Project #: **59085** 232820-000000-012180
The parcel is located in a LCC Land Use District. Applicant would like to explore options for a motel, also, would like to look at option for the adjacent parcel, and the status of Noel Drive.
- 2.) ENTERPRISE HOLDINGS
TIMOTHY BAUER
(727)410-1735 x Project #: **59091** 232814-080500-001010
the existing 1 story (West side) and 2 story (East side) building is a 5,289 SF 1st floor, office/storage building, and 1574 SF covered canopy area. Building improvement including interior walls, restrooms to meet ADA requirement; replacing doors and storefronts, interior finishes and building repainting as well as replacing existing canopy with new aluminum canopy (South side). 232814-080500-001020
- 3.) FAITH BAPTIST CHURCH
FAITH BAPTIST CHURCH
(863)293-0689 x Project #: **59094** 252836-000000-041040
Faith Baptist Church owns an 18 acre parcel at the corner of Crystal Beach Road and Winter lake Road. They would like to build a coffee shop with a drive thru. The proposed building would be 1600-1800 sf

LEVEL 3 APPLICATIONS

LEVEL 3 PLANNED DEVELOPMENT

- 4.) PIPKIN DUXPLEX
ROGER CACULITAN
(863)521-0222 x Project #: **59086**
to allow 72 townhome units
PD 17-01
NEW PD
232911-000000-012120
232911-000000-012200

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- 5.) JARAMILLO CPA TEXT
BART ALLEN
(863)294-3360 x Project #: **59089** CPA 17C-01
Large Scale Text to provide flexibility in expanding commercial development and the CEX designation in the Wahneta Neighborhood 262916-689000-015807

LEVEL 4 SMALL COMP PLAN AMEN

- 6.) JARAMILLO CPA SMALL
BART ALLEN
(863)294-3360 x Project #: **59088** CPA 17S-04
change 0.84 +/- acres from RL-3X to CEX 262916-689000-015807



PRE-APPLICATION CONFERENCE

\$100.00 FEE

**Growth Management Department
Land Development Division**
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 12-22-16 Project Number (For office use only) 59085

Mordechai Gelbauer (732) 814-5555
APPLICANT/PROJECT NAME PHONE FAX

1754 Alta Vista Circle Lakeland, FL 33810 Moti08701@gmail.com
MAILING ADDRESS E-mail Address

Hetty C. Harmon AICP (863) 646-4771
CONTACT PERSON (if different from applicant) PHONE FAX

CivilSurv Design Group, Inc. 2525 Drane Field Rd Suite 7 Lakeland, FL 33811 hharmon@civilsurv.com
MAILING ADDRESS E-mail Address

**Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)**

- Project Narrative (ie: Number of dwelling units or square footage)
- Aerial with site identified
- Site Plan
- Location Map (vicinity map)
- **Confirm the Land Use District** and Development Area on the bottom part of this page.

Amendment Type Text Amendment Map Amendment

Acres .85

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 20 T 28 R 23	-	000000	-	012180
	S T R	-		-	
	S T R	-		-	

Current Land Use District Linear Commercial Corridor (LCC)

Current Development Area Transit Supportive Development Area (TSDA)

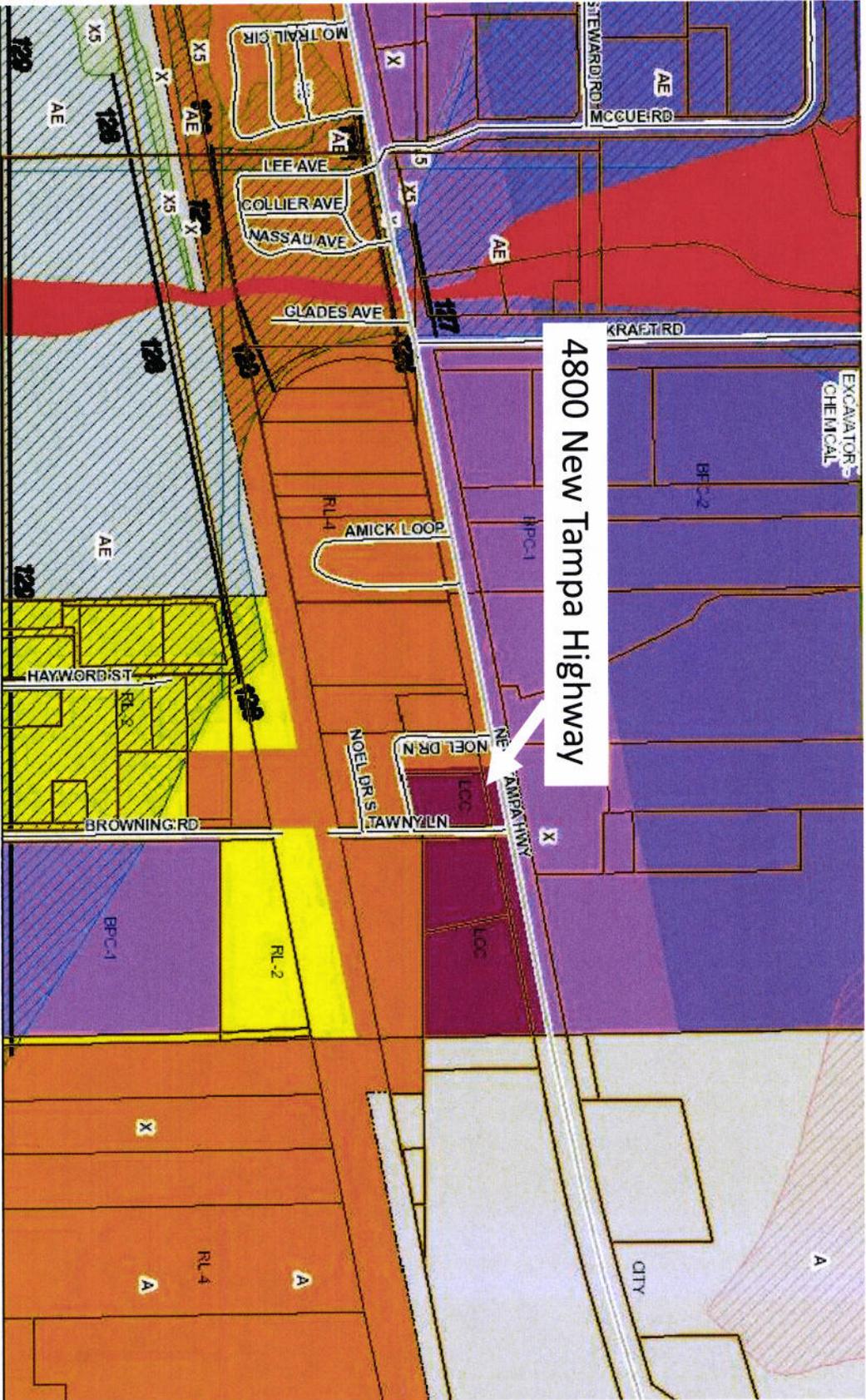
Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

PROJECT NARRATIVE

**RE: 4800 New Tampa highway
Parcel ID – 232820-000000-012180**

The parcel is located in a LCC land use category, we would like to explore options for a motel. Also would like to look at option for the adjacent parcel , and the status of Noel Dr.





LOCATION MAP



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Appointment Date and Time: 12-22-16

Project Number (For office use only) 59091

Progressive Development Group Inc. (813) 805-0512 (813) 839-1653
APPLICANT/PROJECT NAME PHONE FAX

12890 Automobile Boulevard, Suite A, Clearwater, FL 33762 tbauer@progressivedg.com
MAILING ADDRESS E-mail Address

Tim Bauer (813) 805-0512 (813) 839-1653
CONTACT PERSON (if different from applicant) PHONE FAX

12890 Automobile Boulevard, Suite A, Clearwater, FL 33762 tbauer@progressivedg.com
MAILING ADDRESS E-mail Address

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Amendment Type Text Amendment Map Amendment

Acres 1.56

Tax Identification Number

Section-Township-Range	Subdivision #	Parcel #
S 14 T 28 R 23 -	080500	001010
S 14 T 28 R 23 -	080500	001020
S - T - R -	-	-

Current Land Use District Linear Commercial Corridor (LCC)

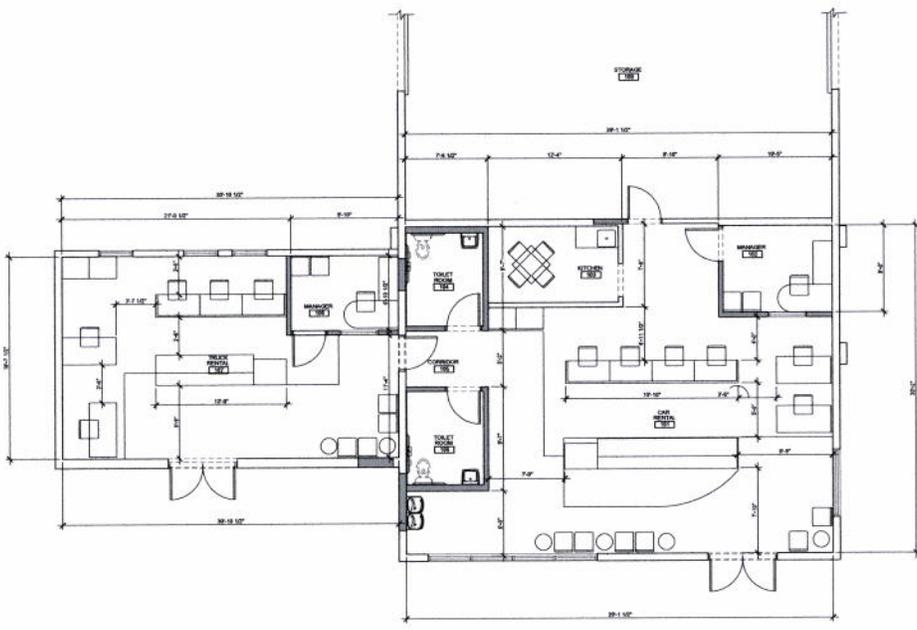
Current Development Area Transit Supportive Development Area (TSDA)

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PROJECT NARRATIVE
ENTERPRISE HOLDINGS
1950 WEST MEMORIAL BLVD., LAKELAND, FL
BUILDING REMODELING

The existing 1 story (West Side) and 2 story (East side) building is a 5,289 SF - 1st floor, office / storage building, and 1,574 S.F. covered canopy area.

Building improvement including interior walls, restrooms to meet ADA requirement; replacing doors and storefronts, interior finishes and building repainting as well as replacing existing canopy with new aluminum canopy (South side).



WALL AND DOOR LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING EQUIPMENT GLAZING TO REMAIN
- DEMO WALL AND WINDOW
- DEMO DOOR
- EXISTING DOOR TO REMAIN
- NEW CONSTRUCTION DOOR

PROPOSED FLOOR PLAN

Sheet Number A-1	Project Title ENTERPRISE FACILITY IMPROVEMENT <small>1800 West Macdill Blvd., Lakeland, Florida</small>	Prepared For: ENTERPRISE HOLDINGS <small>TAMPA, FLORIDA</small>	<table border="1"> <tr> <td>Revisions</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> </table>	Revisions				1				2				3				4				5			
Revisions																											
1																											
2																											
3																											
4																											
5																											
Sheet Title PROPOSED FLOOR PLAN	Prepared by: 	<small>12800 Automobile Boulevard, Suite A Clearwater, FL 33765-4173 Phone: 813.940.2812 Fax: 813.940.2813 WWW: WWW.PROGDEV.COM</small>	<table border="1"> <tr> <td>Design</td> <td>Project No.</td> <td>15-11-05</td> </tr> <tr> <td>Checked/DC</td> <td>Scale</td> <td>AS SHOWN</td> </tr> <tr> <td>Drawn</td> <td>Date</td> <td>11-26-2015</td> </tr> </table>	Design	Project No.	15-11-05	Checked/DC	Scale	AS SHOWN	Drawn	Date	11-26-2015															
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Checked/DC	Scale	AS SHOWN																									
Drawn	Date	11-26-2015																									

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Directions

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Map

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PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Appointment Date and Time: 12-22-16 Project Number (For office use only) 59094

Steve Williams 863-412-3688 863-292-9926
APPLICANT/PROJECT NAME PHONE FAX

Po Box 280 Eagle Lake, FL 33839 steve@williamsconstruction
MAILING ADDRESS E-mail Address fl.com

CONTACT PERSON (if different from applicant) PHONE FAX

MAILING ADDRESS E-mail Address

**Application Requirements
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Amendment Type Text Amendment Map Amendment

Acres _____

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S 25 T 28 R 36 - 000000 - 041040
(18 digits)

S T R - -

S T R - -

Current Land Use District Institutional 2

Current Development Area UGA

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.



Steve Williams

863-294-2808 (P)

863-292-9926 (F)

steve@williamsconstructionfl.com

Polk County Growth Management Dept

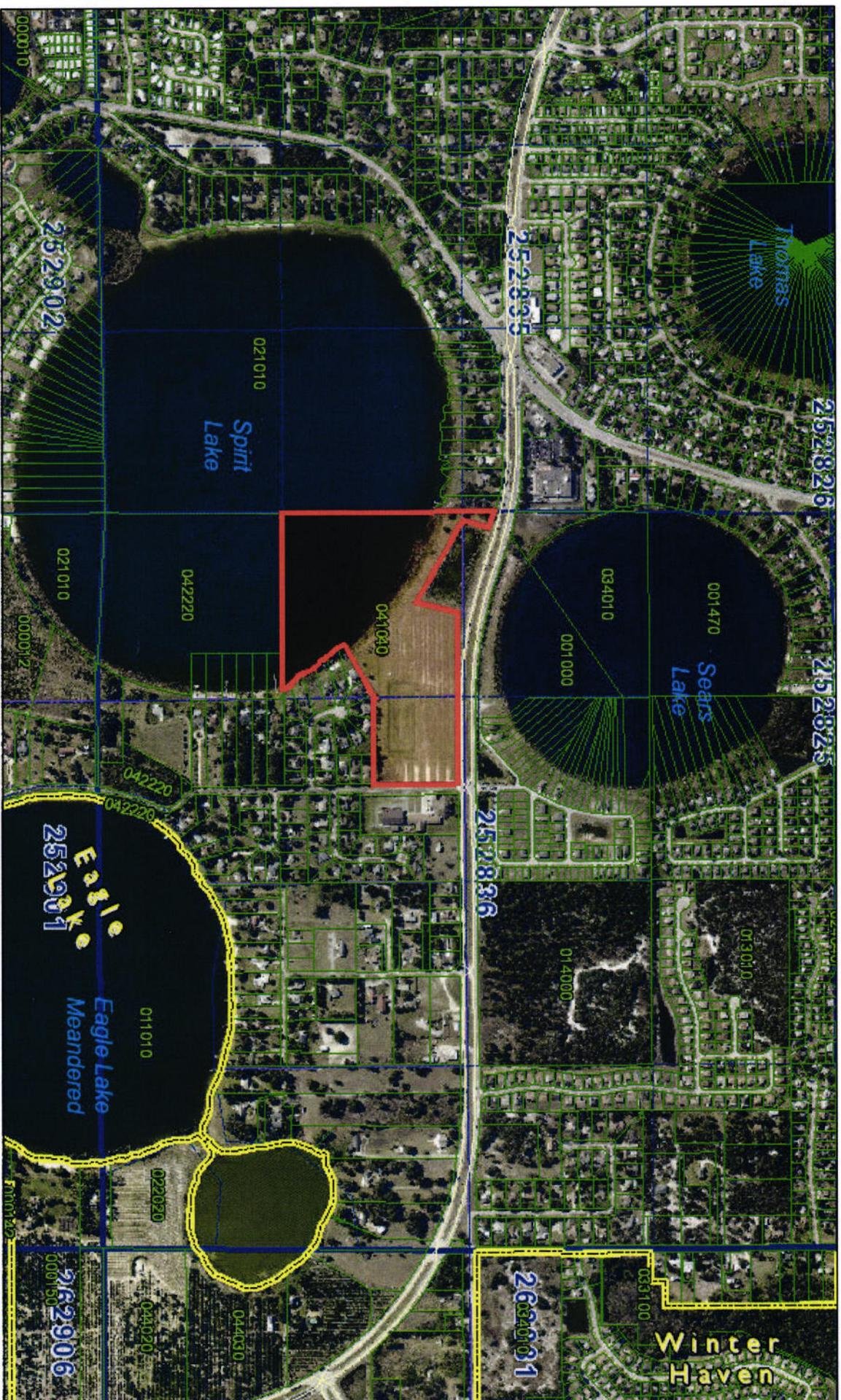
RE: Faith Baptist Church
2410 Crystal Beach Road
Winter Haven Fl 33880

Faith Baptist Church owns an 18 acre parcel at the corner of Crystal Beach Road and Winter Lake Road (540) In Winter Haven. They were informed by David Norris (Civil Engineer) that from a previous site plan that the corner 2 acres of this site was designated commercial. They are entertaining building a coffee shop with a drive thru. The proposed building would be 1600-1800 sq ft.

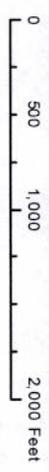
Attached are:
Aerial with site designed
Rough site plan
Location Map

Steve Williams
863-412-3688

Faith Baptist Coffee



- Selected Parcel
- Interstate 4
- Polk Parkway
- Highways
- Roads
- Municipal Boundaries
- Dimensions_ParcelFabric
- Railroads
- Parcels
- Tax
- Separated Right
- Surrounding Counties
- PLSS Sections
- PLSS Boundaries
- Gov't Lots



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 December 6, 2016



Winter Lake Rd



CRYSTAL BEACH RD.

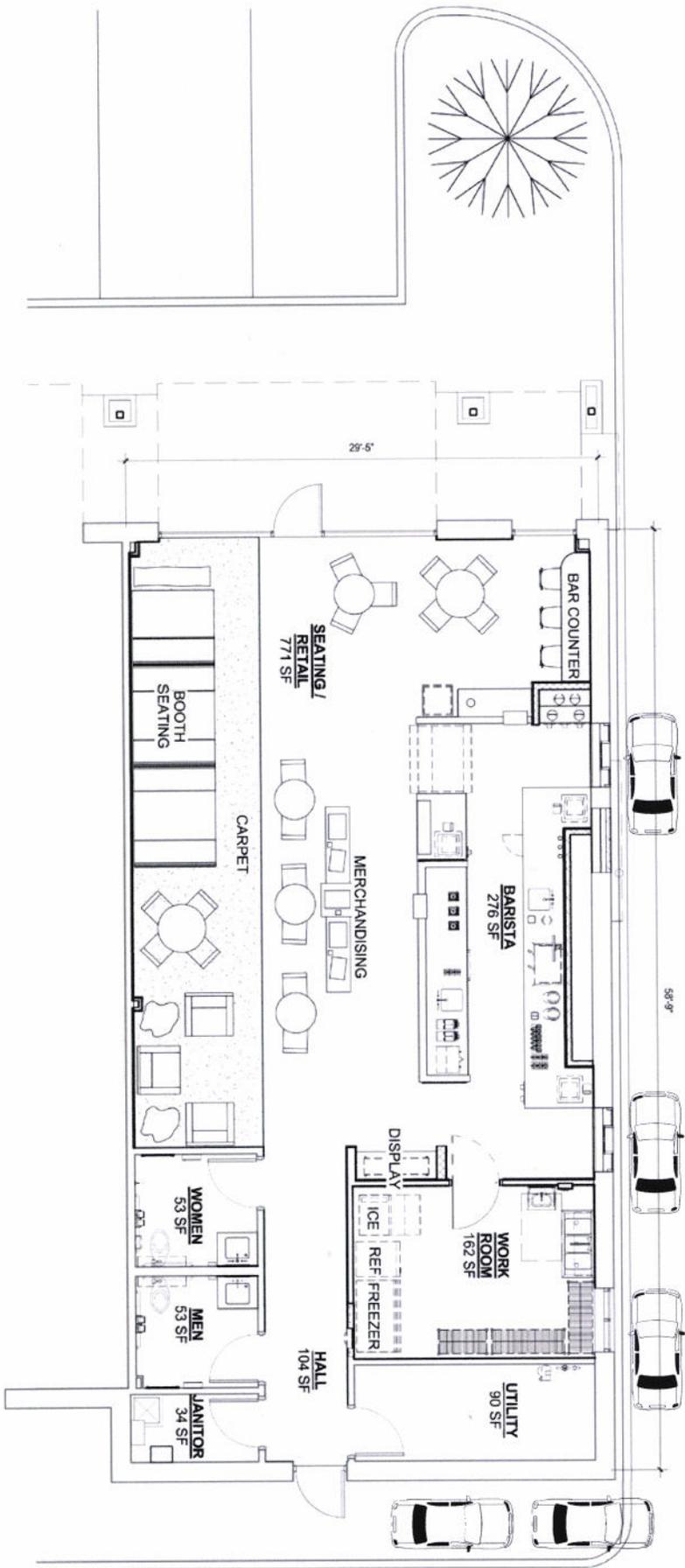
Winter Lake Rd

2110
 Crystal Beach
 Road
 Winter
 Haven

50 feet

25 m

© 2016 HERE



Polk County Property Record Card

11/29/2016 2:01:03 PM

Parcel ID: 25283600000041040 Owner: FAITH BAPTIST CHURCH OF WINTER HAVEN INC Mailing Address: 2140 CRYSTAL BEACH RD WINTER HAVEN FL 33880-4927		Value Information Land Value: \$88,788.00 Building Value: \$0.00 Misc. Item(s) Value: \$0.00 Total Just Value (Market): \$88,788.00		Non Ad-Valorem Assessments Fire: \$0.00 Other: \$0.00		Sketch There are no buildings on this parcel.	
Site Address: US HIGHWAY 540 WINTER HAVEN FL 33880		Exemption Information Advt Homestead does not apply to all tax districts Homestead: \$0.00 Advt Homestead: \$0.00 Widow(er): \$0.00 Disability: \$0.00 Senior: \$0.00 Veteran: \$0.00 Other: \$88,788.00		General Property Information Neighborhood #: 6666.30 Subdivision #: 000000 Subdivision Name: NOT IN SUBDIVISION DOR Use Code (DOR): 7071 DOR Description: Churches-vacant land or misc		Short Legal: THAT PART OF SW1/4 OF NW1/4 LYING S OF RW FOR SR 540 & NW1/4 OF SW1/4 & W1/2 OF NE1/4 OF SW1/4 LESS CRYSTAL WATERS SUB AS REC IN PG 36 PG 5 & LESS RW	

District Description	Tax Rate	Assessed Value	Assessed Taxes	Exemption	Tax Savings	Taxable Value	Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$88,788.00	\$602.12	\$0.00	\$602.12	\$0.00	\$0.00
POLK COUNTY PARKS MSTU	0.561900	\$88,788.00	\$49.89	\$0.00	\$49.89	\$0.00	\$0.00
POLK COUNTY LIBRARY MSTU	0.210900	\$88,788.00	\$18.73	\$0.00	\$18.73	\$0.00	\$0.00
POLK COUNTY STORMWATER MSTU	0.100000	\$88,788.00	\$8.88	\$0.00	\$8.88	\$0.00	\$0.00
POLK COUNTY SCHOOL BOARD - STATE	4.549000	\$88,788.00	\$403.90	\$0.00	\$403.90	\$0.00	\$0.00
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$88,788.00	\$199.60	\$0.00	\$199.60	\$0.00	\$0.00
SOUTHWEST FLA WATER MGMT DIST	0.331700	\$88,788.00	\$29.45	\$0.00	\$29.45	\$0.00	\$0.00
Total		14,78300	\$1,312.57		\$1,312.57		\$0.00

Sales Information						
Grantor Name	Acq/Imp	Sale Date	Sale Amount	OR Book	OR Page	Deed Multi-Parcel Sale
1 FAITH BAPTIST CHURCH OF WINTER HAVEN INC	V	30-Dec-2002	\$100.00	5232	0185	C 02
2 FAITH BAPTIST CHURCH OF WINTER HAVEN INC	V	30-Jul-2002	\$440,000.00	5077	1099	W 02
3	V	01-Jan-1953	\$100.00			03

Land Information						
Description	Acq/Grant	Land Unit	Front	Depth	Units	Description
Commercial/Industrial	N	S	0	0	886882	
Submerged Land	N	U	0	0	1	

Miscellaneous Item(s) Information						
Yr Bit	Eff Yr Bit	Length	Width	Units		
					No Building Information Available	

Please Note: All Value Information is from 2016 Final tax roll. All taxes and tax rates are 2016. Historic and economic exceptions are not reflected in these totals. The information provided is believed to be correct but is subject to change and is not guaranteed. If multiple structures exist on a parcel, only the first is shown. **Additional lines of information pertaining to this record are not displayed due to field size limitation of this report. *** Count includes buildings designated as future year.